

March 22, 2012

VIA ELECTRONIC MAIL

Anthony Hood
Zoning Commission, Chairperson
441 4th Street, NW
Suite 210-S
Washington, DC 20001

Re Zoning Commission Case No 10-28 901 Monroe Street, LLC (the "Applicant")
- Response to Request for Additional Information from the Zoning Commission

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Dear Commissioner Hood and Members of the Commission

This submission provides the additional information that the Zoning Commission requested from the Applicant at the March 12, 2012 Public Meeting. This letter provides a calculation of the workforce affordable housing benefit provided by the Applicant in this application and clarifies the geographic boundaries for the small businesses that may become recipients of the no-interest loans that will be administered by The Community Foundation for the National Capital Region.

THE AFFORDABLE HOUSING PROVIDED IS A SIGNIFICANT PUBLIC BENEFIT AND PROJECT AMENITY

As depicted in the chart below, the 15,151 square feet of workforce affordable housing provided as a result of this project is a significant public benefit and project amenity (as noted in Section 2403 9(f) of the Zoning Regulations). The amount of affordable housing provided on the Subject Property as a result of the approved PUD project is significantly more (15,151 square feet compared to 4,350-7,200 square feet) than the maximum amount of affordable housing that would likely be created on the site if it was developed according to the existing matter-of-right standards. Please note that a number of assumptions have been made in order to make a reasonable and rational estimate of the matter-of-right development envelope of the site. The Applicant believes that it has provided a reasonable, if overly conservative (more likely to create a higher amount of affordable housing on the site as a matter-of-right) analysis for the Zoning Commission to review.

ZONING COMMISSION
District of Columbia

CASE NO. 10-28
EXHIBIT NO. 235
ZONING COMMISSION
EXHIBIT NO. 335

<u>WORKFORCE AFFORDABLE HOUSING PROVIDED AS A RESULT OF THIS PROJECT</u>	<u>WORKFORCE AFFORDABLE HOUSING PROVIDED AS A MATTER-OF-RIGHT</u>
<p>The Applicant will provide affordable residential units commensurate with the requirements in Chapter 26 of the Zoning Regulations. The Applicant will devote eight percent (8%) of the gross floor area being devoted to residential use to affordable units (<u>15,151 square feet</u>). The affordable units will be available to households making between 51% and 80% of the Area Median Income. The Applicant submitted a plan for the potential locations of the affordable units in Exhibit 315 of the record.</p>	<p>The site includes 22,500 square feet of land area located in the C-1 Zone District and 35,000 square feet of land area located in the R-2 Zone District. In both of these zones, 10% of the gross floor area devoted to residential use must be reserved for affordable units, assuming that the development includes at least 10 residential units. 50% of the residential units are required to be set aside for low income households (making up to 50% AMI) and the other 50% are required to be set aside for moderate-income households (making up to 80% AMI).</p> <p><u>C-1 Zone District</u> – (Maximum FAR of 1.0, 1.2 FAR for an all residential project with more than 10 units – IZ bonus density)</p> <p>22,500 X 0.6 FAR X 10% = 1,350 sf 22,500 X 1.0 FAR X 10% = 2,250 sf 22,500 X 1.2 FAR X 10% = 2,700 sf</p> <p><u>R-2 Zone District</u> – (No maximum FAR assume 40% lot occupancy X number of stories¹)</p> <p>35,000 X .8 FAR (2 stories) X 10% = 3,000 sf 35,000 X 1.0 FAR (2.5 stories) X 10% = 3,750 sf 35,000 X 1.2 FAR (3 stories) X 10% = 4,500 sf</p>
<p><u>TOTAL</u> - 15,151 square feet of workforce affordable housing provided</p>	<p><u>TOTAL</u> - 4,350 – 7,200² square feet of workforce affordable housing provided</p>

- ¹ Note that the PUD guidelines (2405.2) limit the maximum amount of FAR in the R-2 District to only 0.4.
- ² Note that multi-family dwellings are not permitted in the R-2 Zone District so the IZ regulations would only be triggered if more than 10 single family dwellings (semi-detached homes) were constructed on the site. Therefore, if the calculation was based on the number of residential units rather than square footage, a requirement of 7,200 square feet of workforce housing is likely well beyond what would actually be required in a matter-of-right scenario.

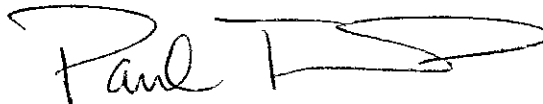
DESCRIPTION OF THE GEOGRAPHIC BOUNDARIES OF THE BROOKLAND
COMMUNITY RELATED TO THE SMALL BUSINESS NO INTEREST LOAN PROGRAM

As noted during the discussion of this case at the March 12, 2012 Public Meeting the Applicant proposes to make the geographic boundaries of the area that will be eligible to participate in the small business no-interest loan program consistent with the boundaries of the future ANC 5B, the ANC in which this project will be located. It is the Applicant's understanding that the future ANC 5B boundaries, which will be determined based on the redistricting of ANC boundaries pursuant to the results of the 2010 Census, will become effective on January 1, 2013.

CONCLUSION

The Applicant believes that the information provided in this submission, as well as the information provided to the Zoning Commission on March 19, 2012 in response to the Commission's Procedural Order, fully address all outstanding issues in this case. The Applicant looks forward to the Zoning Commission taking Final Action on this case at its earliest convenience.

Sincerely,



Paul Tummonds



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Certificate of Service

I hereby certify that a copy of the foregoing document has been sent by electronic mail or first class mail to the following addresses on March 22, 2012

Stephen Cochran (By Electronic Mail)
Office of Planning
1100 4th Street, SW
Suite E-650
Washington, DC 20024

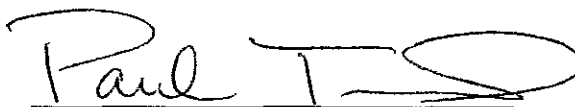
ANC 5A (U S Mail)
1322 Irving Street NE
Washington, DC 20017

Carolyn Steptoe, ANC 5A07 (By Electronic Mail)
1257 Lawrence Street, NE
Washington, DC 20017

"200 Footers"
c/o Barbara Kahlow (By Electronic Mail)
800 25th Street, NW
#704
Washington, DC 20037

Brookland Neighborhood Civic Association (By Electronic Mail)
c/o Caroline Petti
1502 Otis Street, NE
Washington, DC 20017

Alan Bergstein (By Electronic Mail)
Section Chief
Land Use and Public Works Section
1100 15th Street, N W , Suite 800
Washington, D C 20005-1707


Paul Tummonds